



WATERBURY PARK

AT LAKEWOOD RANCH

Community Brochure

Palm Bay 2

ELEVATION BW1

3 BEDROOMS | 3 BATHROOMS | 3 CAR-GARAGE | 4,933 SF



ELEVATION - BW1



ELEVATION - FH1A



ELEVATION - FH1B

Palm Bay 2

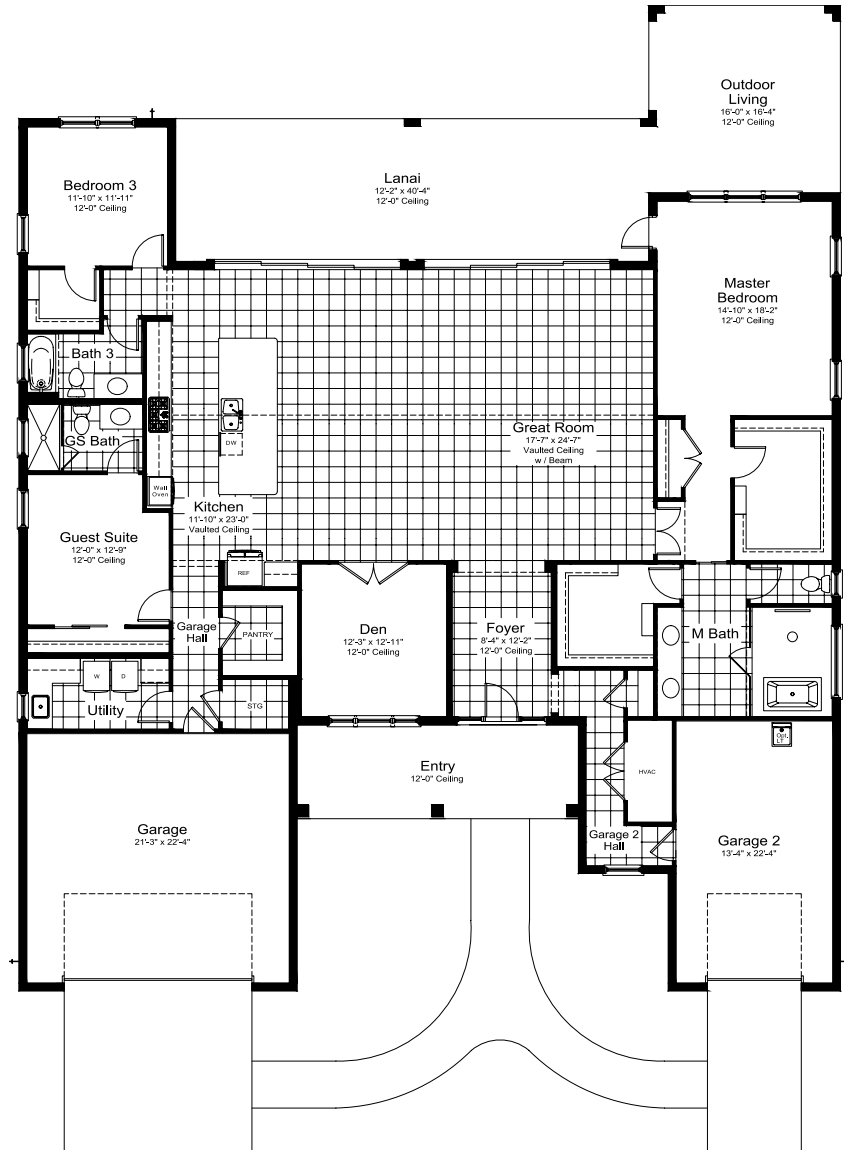
ELEVATION BW1

3 BEDROOMS | 3 BATHROOMS | 3 CAR-GARAGE | 4,933 SF

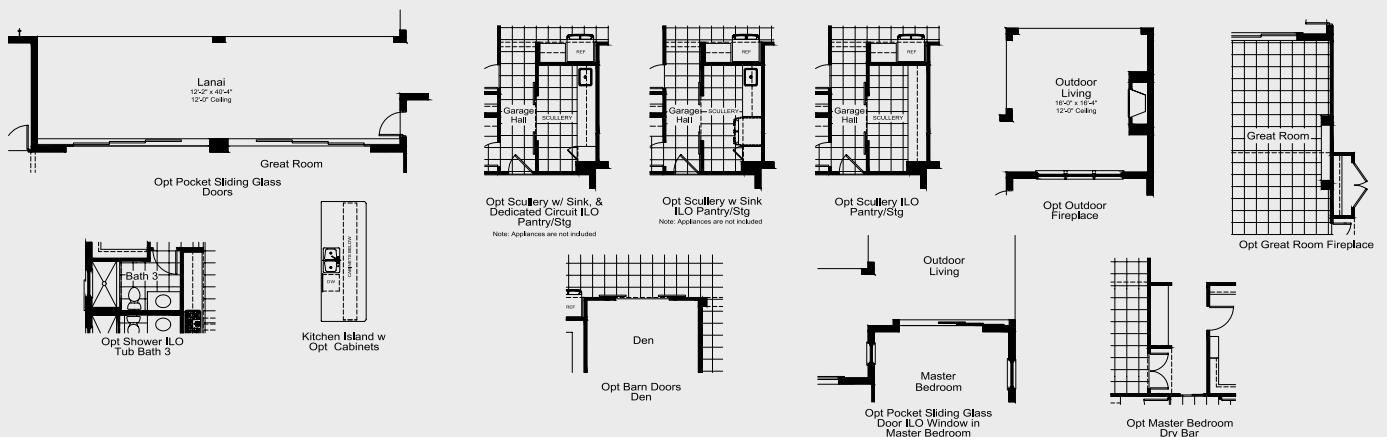
SQUARE FOOTAGE

LIVING	3,138 SF
GARAGE	521 SF
GARAGE 2	330 SF
LANAI	752 SF
ENTRY	192 SF
TOTAL AREA	4,933 SF

Exterior color selections are subject to availability. Note, some colors may be discontinued or unavailable at time of purchase. Please speak to a sales associate for details.



FLOORPLAN OPTIONS



Kingfisher 2

ELEVATION BW1

3 BEDROOMS | 4.5 BATHROOMS | 3 CAR-GARAGE | 4,957 SF



Kingfisher 2

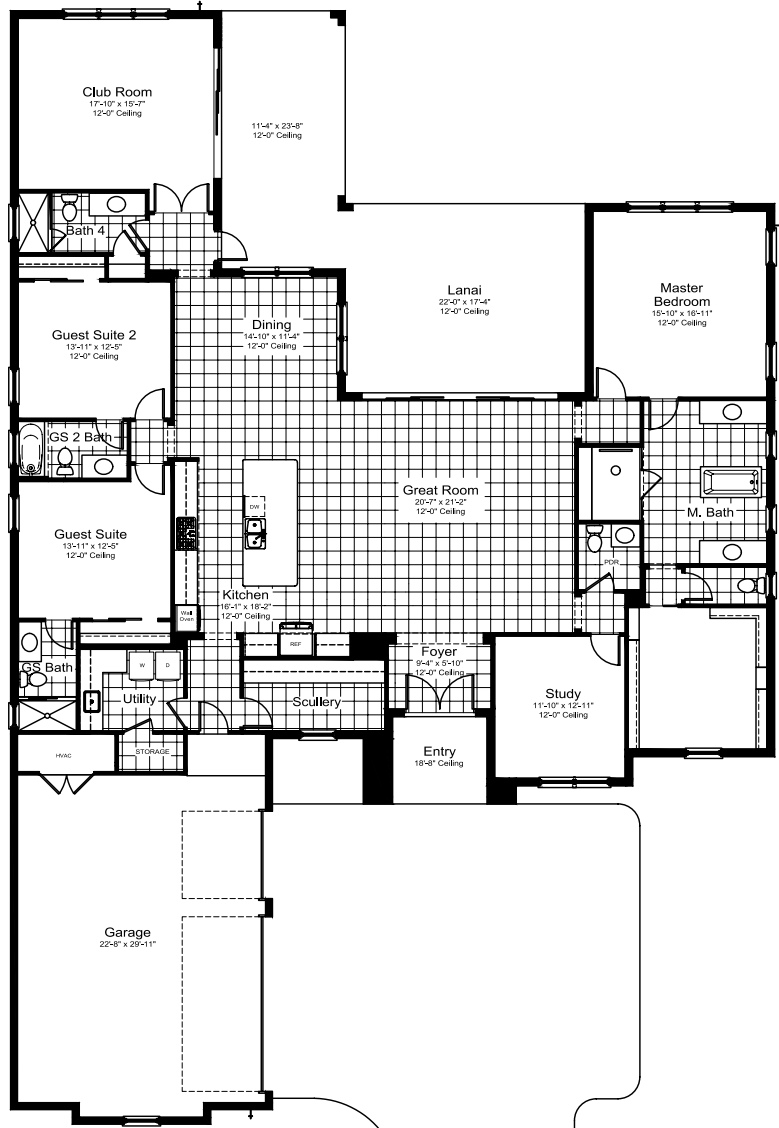
ELEVATION BW1

3 BEDROOMS | 4.5 BATHROOMS | 3 CAR-GARAGE | 4,957 SF

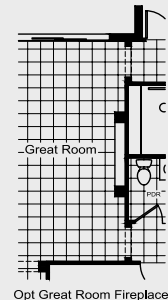
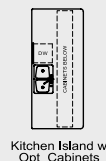
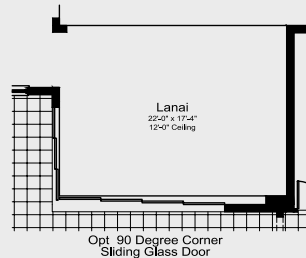
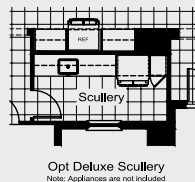
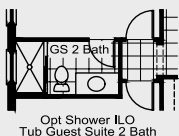
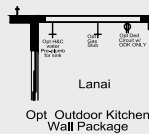
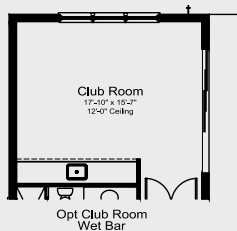
SQUARE FOOTAGE

LIVING	3,435 SF
GARAGE	782 SF
LANAI	650 SF
ENTRY	90 SF
TOTAL AREA	4,957 SF

Exterior color selections are subject to availability. Note, some colors may be discontinued or unavailable at time of purchase. Please speak to a sales associate for details.



FLOORPLAN OPTIONS



Seaside 2

ELEVATION BW1

4 BEDROOMS | 4 BATHROOMS | 3 CAR-GARAGE | 5,378 SF



ELEVATION - BW1



ELEVATION - FH1A



ELEVATION - FH1B

Seaside 2

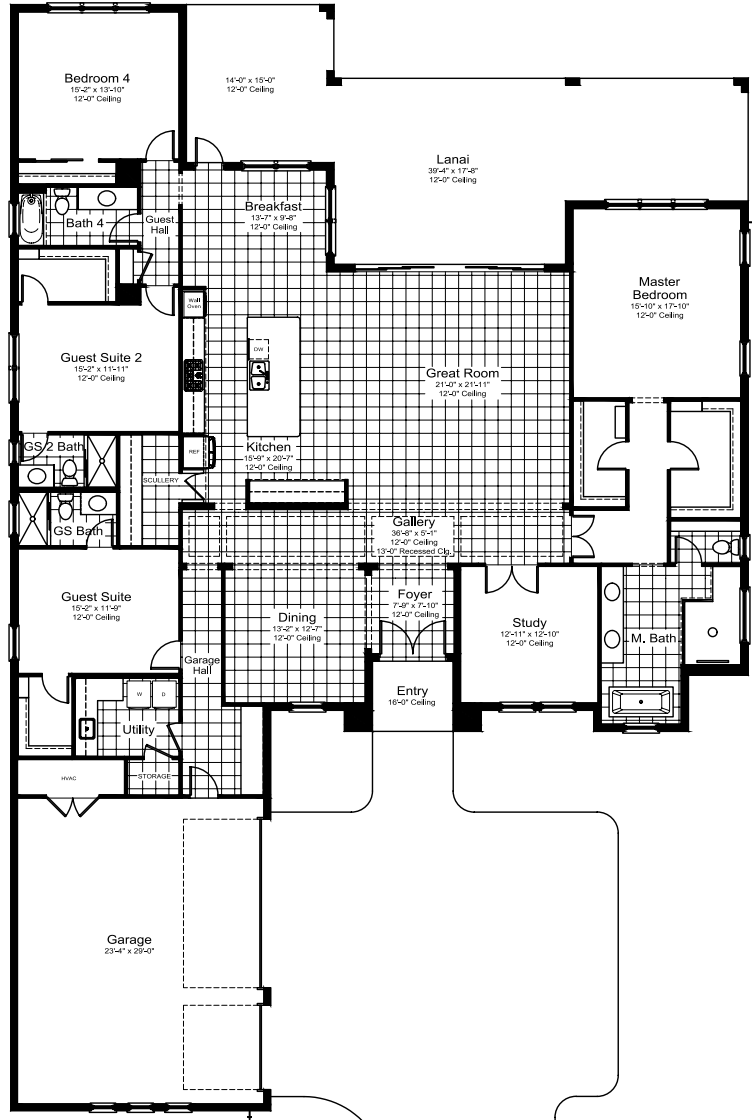
ELEVATION BW1

4 BEDROOMS | 4 BATHROOMS | 3 CAR-GARAGE | 5,378 SF

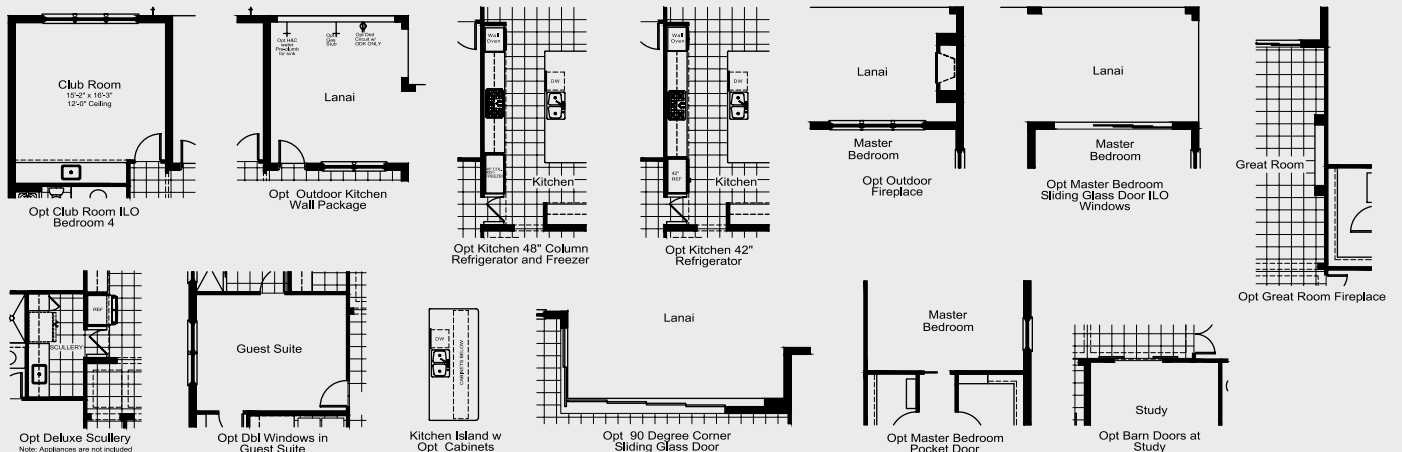
SQUARE FOOTAGE

LIVING	3,783 SF
GARAGE	732 SF
LANAI	801 SF
ENTRY	62 SF
TOTAL AREA	5,378 SF

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FLOORPLAN OPTIONS



Monterey 2

ELEVATION BW1

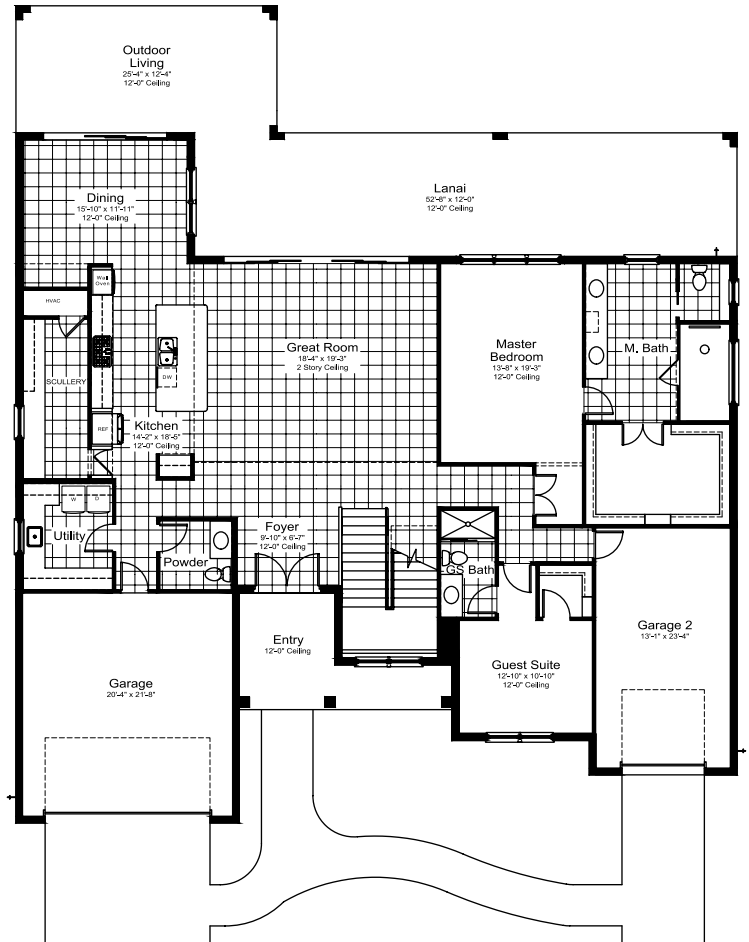
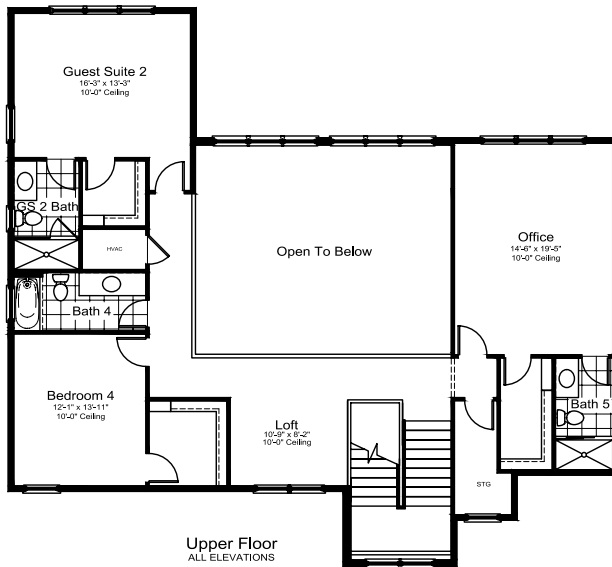
4 BEDROOMS | 5.5 BATHROOMS | 3 CAR-GARAGE | 6,103 SF



Monterey 2

ELEVATION BW1

4 BEDROOMS | 5.5 BATHROOMS | 3 CAR-GARAGE | 6,103 SF

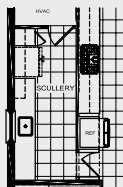


SQUARE FOOTAGE

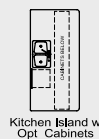
LOWER FLOOR	2,687 SF
UPPER FLOOR	1,502 SF
TOTAL	4,189 SF
GARAGE	484 SF
GARAGE 2	332 SF
LANAI	944 SF
ENTRY	154 SF
TOTAL AREA	6,103 SF

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FLOORPLAN OPTIONS



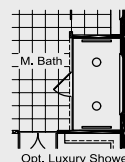
Opt Deluxe Scullery
Note: Appliances are not included



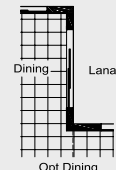
Kitchen Island w/
Opt Cabinets



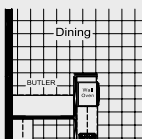
Lanai
Master Bedroom
Opt Master Bedroom
Sliding Glass Door



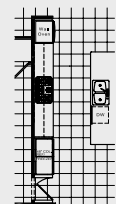
Opt, Luxury Shower



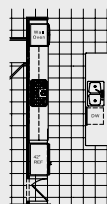
Opt Dining
Sliding Glass Door



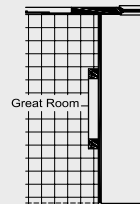
Opt. Butler Pantry



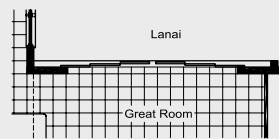
Opt Kitchen 48" Column
Refrigerator and Freeze



Opt Kitchen 42"
Refrigerator



Opt Great Room Fireplace



Opt Pocket Sliding Glass
Doors

WATERBURY PARK

AT LAKEWOOD RANCH

HOME FEATURES



Pre-wired and ready for anything, a full suite of automation is ready to bring your home to life.

SMART HOME PACKAGE

1. Incoming service RG6 & CAT6
2. 42" structured Wiring enclosure in Utility Room
3. RG6 Coax Drops and CAT6 drops within home
4. Wireless Contacts on Exterior Doors
5. Smart Home and Wireless Security Controller with Built in LTE Radio and Siren.
6. Up to Five Wireless Contacts on Operable Doors
7. Motion Detector
8. High Power Wireless Access Points with Wiring and Network Set-UP
9. Video doorbell with analytics

Additional wireless contacts available as an upgrade.

Experience the Luxury of Living Well at Waterbury Park at Lakewood Ranch.

CALL US:
941-326-3322

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EXPERIENCE THE LUXURY OF LIVING WELL

- > Over 50 years of building award-winning homes
- > Dedicated customer care team
- > Private design appointment to personalize home at Neal Signature Design Studio
- > 10 year full structural warranty
- > 1, 6 and 11 month warranty service inspections available
- > 2 year mechanical warranty
- > Highly-rated customer satisfaction

NEIGHBORHOOD FEATURES

- > Convenient to all that Lakewood Ranch has to offer
- > Large spacious home sites with water views
- > Tranquil environment enveloped by lush landscapes and pristine lakes
- > The proven quality, service and integrity of Neal Signature Homes

AWARD-WINNING DESIGN FEATURES

- > Homes featuring a variety of architectural styles and decorative details (per plan)
- > Designer-curated exterior color palettes
- > Professional in-house design service
- > Exterior textured wall finish with banding and accents (per plan)

LUXURY FEATURES

- > Recessed ceilings (per plan)
- > 5 1/4" crown molding in master bedroom and living area (per plan)
- > 1" x 6" Flat stock baseboard
- > 1" x 4" Flat stock moldings
- > Wood window sills (per plan)
- > Long-lasting ceramic tile floors in foyer, kitchen, dining, great room, guest hall, baths and utility (level 3 selections)
- > Plush, stain-resistant wall-to-wall carpeting in designer colors (areas per plan - Level 2 selections)
- > Solid core 2-panel square top interior doors - 8' height
- > Handcrafted iron door at front entry
- > Deadbolt on all exterior doors
- > Orange peel walls with knock-down ceiling texture
- > Spacious closets with ventilated wood shelving (per plan)
- > Air-conditioned laundry area with utility sink in base cabinet with Level 1 granite or level 1a quartz top, G.E. washer and dryer included
- > Painted garage floor with speckles
- > Paver entry, walk, drive and lanai
- > Decorative coach light (s)
- > Decorative coating on garage wall
- > Gutters included at front entry (per plan)
- > Professionally landscaped home site including mulch
- > Automatic irrigation system

QUALITY KITCHEN FEATURES

- > Level 1 granite or level 1a quartz vanity countertop selections
- > Full overlay 42" upper cabinets with white or hardrock maple interiors, melamine trim and end panels
- > Soft close cabinet doors and drawers
- > Dovetail drawers
- > Stainless steel undermount sink
- > Chrome single-handle faucet
- > General Electric (GE) Café stainless steel appliance package:
 - > One-year GE factory warranty and independent service contract for years two through five. (Does not include disposal)
 - > Wall oven with gas cooktop
 - > Designer vented hood
 - > Refrigerator
 - > Dishwasher

- > 1/2 HP disposal with air switch
- > Pantry and cabinetry refrigerator enclosure (per plan)

LUXURY BATH FEATURES

- > Level 1 granite or level 1a quartz vanity countertop in master bath and guest baths with undermount sinks
- > Ceramic tile walls and glass shower enclosure in master bath (per plan)
- > Full overlay, full height vanity cabinets with stylish hardware
- > Soft close cabinet doors and drawers
- > Dovetail drawers
- > Privacy water closet in master bath (per plan)
- > Elongated, white water closet
- > Full-width vanity mirrors
- > Designer vanity lights
- > Chrome 8" widespread lavatory faucets
- > Decorative towel bars and paper holder
- > White acrylic tub in guest bath
- > Outside vented exhaust fans in all baths
- > Water resistant drywall in bathing areas

QUALITY CONSTRUCTION FEATURES

- > Concrete block construction (2nd story, frame construction, per plan)
- > Roof with concrete roof tiles
- > Professionally-engineered structural components
- > Impact resistant windows at all elevation
- > Five-year exterior paint warranty
- > Maintenance-free soffit and fascia
- > PEX or CPVC water lines throughout
- > Raised-panel overhead garage door - 8' height, style per elevation
- > Chain driven WiFi garage opener and remote controls
- > Three conveniently located exterior hose bibs

ENERGY SAVING FEATURES

- > Green-certified homes under the National Green Building Standard, Florida Green Building Coalition, and HERS Guidelines
- > Aluminum windows with Low-E glass
- > Aluminum sliding glass doors
- > Natural gas piping (per plan)
- > Icynene Spray Foam
- > Energy-efficient air conditioning system (SEER rating varies per plan)
- > Insulated heating and cooling ductwork
- > All air conditioning ductwork 3rd party tested by a Class 1 Energy Rater - certified to be substantially leak free
- > Tankless water heater (per plan)
- > Energy efficient lighting (per plan)

QUALITY ELECTRIC FEATURES

- > Decora rocker panel light switches throughout
- > Decorator light fixture in foyer
- > All copper wiring from panel box
- > Hardwired smoke detectors with battery backup
- > Rewired for ceiling fans - Multiple locations plus lanai
- > GFI safety outlets in all wet areas
- > GFI exterior outlets per plan



NEALSIGNATUREHOMES.COM

WATERBURY PARK

AT LAKEWOOD RANCH

Living in Lakewood Ranch

Life at Lakewood Ranch, is the epitome of sophisticated living, where luxury meets serenity in a meticulously planned, award-winning community. Enveloped by lush landscapes and pristine lakes, every home offers a seamless blend of modern elegance and nature's tranquility.



● MODEL
P PARKING

WATERBURY PARK

AT LAKEWOOD RANCH

Experience the Luxury of
Living Well at Waterbury Park
at Lakewood Ranch.



This close-to-everything neighborhood provides easy access to shopping, restaurants and entertainment venues. This Neal Signature community offers a selection of pristine lakeside homes, creating a private respite close to everything you love about Southwest Florida. Inspired by British West Indies and Farmhouse architecture, these elegant floor plans offer many flexible options for design. With the neighborhood's tranquil environment, you can create a luxurious lakeside retreat to call home.

SALES CENTER

17809 Signature Place, Bradenton, FL

941-326-3322



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SIGNATURE HOMES
The Luxury of Living Well

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REV.10.2025